042.0	0003	0006.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	839,400 /	839,400
					USE VALUE:	839,400 /	839,400
					ASSESSED:	839,400 /	839,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
85	-91	WARREN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POULOS THEODORE
Owner 2:	
Owner 3:	
Street 1:	17 BYPASS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	POULOS CHARLES TR -
Owner 2:	-
Street 1:	PO BOX 283
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,409 Sq. Ft. of land mainly classified as Store with a Store Building built about 1924, having primarily Brick Exterior and 2902 Square Feet, with 3 Units, 0 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	3409.000	368,000		471,400	839,400
Total Card	0.078	368,000		471,400	839,400
Total Parcel	0.078	368,000		471,400	839,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 289.25 | /Parcel: 289.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	28990
GIS Ref	
GIS Ref	
Insp Date	11/18/18

!3528!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 042.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	325	FV	368,000	0	3,409.	463,600	831,600	831,600	Year End Roll	12/18/2019
2019	325	FV	350,100	0	3,409.	432,700	782,800	782,800	Year End Roll	1/3/2019
2018	325	FV	350,100	0	3,409.	386,400	736,500	736,500	Year End Roll	12/20/2017
2017	325	FV	350,100	0	3,409.	340,000	690,100	690,100	Year End Roll	1/3/2017
2016	325	FV	350,100	0	3,409.	255,000	605,100	605,100	Year End	1/4/2016
2015	325	FV	314,400	0	3,409.	153,400	467,800	467,800	Year End Roll	12/11/2014
2014	325	FV	314,400	0	3,409.	153,400	467,800	467,800	Year End Roll	12/16/2013
2013	325	FV	314,400	0	3,409.	153,400	467,800	467,800		12/13/2012

PRINT

Date	Time
12/10/20	18:45:29

LAST REV

Date	Time
04/09/19	14:12:59
apro	
3528	

USER DEFINED

Prior Id # 1:	28990
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POULOS CHARLES	70538-561		1/22/2018	Convenience	1	No	No		
	14846-147		12/1/1982		1	No	No		G

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/6/2017	375	Re-Roof	18,500	C				
4/16/2013	546	Sign	450	C				
12/1/2006	1046	Sign	2,000	C				
4/24/1997	182	Manual	3,500	C				3FT WALL
4/28/1994	152		3,500	C				WALL & BATH

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2018	MEAS&NOTICE	CC	Chris C
4/25/2018	Mail Update	EMK	Ellen K
4/12/2018	Mail Update	EMK	Ellen K
6/14/2013	Info Fm Prmt	EMK	Ellen K
3/11/2009	Meas/Inspect	197	PATRIOT
4/12/2000	Meas/Inspect	197	PATRIOT
12/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		3409		Sq. Ft.	Site		0	30.5	4.53	CA									471,356						471,400	

Total AC/HA:	0.07826	Total SF/SM:	3409	Parcel LUC:	325	Store	Prime NB Desc:	COMM AVG	Total: 471,356	Spl Credit	Total: 471,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	78 - Store		
Sty Ht:	1 - 1 Story		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	5 - Lino/Vinyl		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	3		
% Heated:	100	% AC:	25
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	3	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.14458990
Const Adj.:	1.04438567
Adj $ / SQ:	119.539
Other Features:	13633
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	511068
Depreciation:	143099
Depreciated Total:	367969

COMMENTS

VACANT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	3

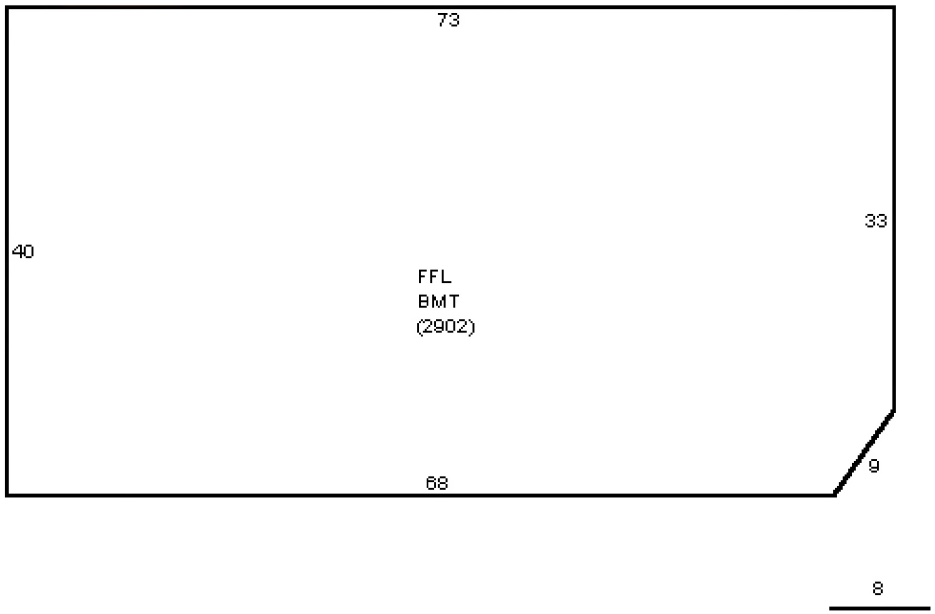
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,902	35.860	104,071
FFL	First Floor	2,902	119.540	346,903

Net Sketched Area:	5,804	Total:	450,974
Size Ad	2902	Gross Are	5804	FinArea	2902
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	OFC	25	A	1

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	131.49
Special Features:	0	Val/Su Net:	63.40
Final Total:	368000	Val/Su SzAd	126.81

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

042.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	